

PRELIMINARY PLAN OF
EDGEWATER PHASE I
TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS
BEING PART OF THE ZENO PHILLIPS LEAGUE, A-45 AND T. J.
WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00	8.67	8.67	N 47°38'28" W
C2	200.00	16.84	16.84	S 16°18'41" W
C3	38.50	60.48	60.48	S 40°00'00" W
C4	460.00	386.03	386.34	S 16°18'41" W
C5	780.00	630.41	613.40	N 16°18'41" E
C6	1020.00	638.67	628.48	S 22°46'33" E
C7	150.00	20.43	20.43	N 48°19'41" E
C8	160.00	22.68	22.68	S 24°38'01" W
C9	175.00	18.96	18.97	S 36°18'48" W
C10	175.00	18.96	18.97	S 16°18'41" E
C11	175.00	22.68	22.68	S 01°10'41" E
C12	63.50	8.65	8.65	S 02°23'01" E
C13	63.51	36.50	36.50	N 02°23'01" E
C14	63.54	36.46	36.50	N 02°23'01" E
C15	63.44	21.20	21.10	S 79°33'26" W
C16	1046.00	82.76	82.72	S 46°00'00" E
C17	225.00	17.86	17.86	S 02°30'01" E
C18	225.00	40.55	40.50	S 10°19'38" E
C19	225.00	40.55	40.50	S 10°19'38" E
C20	225.00	40.55	40.50	S 22°22'59" W
C21	225.00	40.55	40.50	S 36°46'33" W
C22	125.00	8.77	8.77	N 42°06'00" E
C23	485.00	11.84	11.84	S 40°43'00" W
C24	485.00	58.59	58.59	S 36°46'33" W
C25	485.00	58.59	58.59	S 22°22'59" W
C26	485.00	58.59	58.59	S 22°22'59" W
C27	485.00	58.59	58.59	S 16°30'15" W
C28	485.00	58.59	58.59	S 06°33'00" W
C29	485.00	58.59	58.59	S 01°38'00" W
C30	485.00	58.59	58.59	S 02°31'40" E
C31	615.00	28.26	28.24	S 02°18'00" E
C32	615.00	42.83	42.82	S 00°38'00" W
C33	615.00	42.70	42.69	S 06°41'25" W
C34	615.00	42.83	42.82	S 10°43'00" W
C35	615.00	42.83	42.82	S 16°30'15" W
C36	615.00	42.83	42.82	S 20°18'00" W
C37	615.00	42.83	42.82	S 26°06'15" W
C38	615.00	42.83	42.82	S 29°54'40" W
C39	615.00	42.83	42.82	S 34°43'00" W
C40	615.00	42.83	42.82	S 38°31'15" W
C41	785.00	7.54	7.54	S 41°00'00" W
C42	785.00	57.21	57.20	S 36°46'33" W
C43	785.00	62.93	62.92	S 34°00'00" W
C44	785.00	62.93	62.92	S 29°54'40" W
C45	785.00	62.93	62.92	S 25°46'15" W
C46	785.00	62.93	62.92	S 21°37'50" W
C47	785.00	62.93	62.92	S 17°29'25" W
C48	785.00	62.93	62.92	S 13°21'00" W
C49	785.00	62.93	62.92	S 09°12'35" W
C50	785.00	62.93	62.92	S 05°04'10" W
C51	785.00	62.93	62.92	S 00°55'45" W
C52	805.00	54.04	54.03	N 02°33'42" E
C53	812.12	54.05	54.04	N 01°14'35" W
C54	805.00	54.04	54.03	N 02°33'42" E
C55	805.00	54.04	54.03	N 06°24'30" E
C56	805.00	54.04	54.03	N 10°15'15" E
C57	805.00	54.04	54.03	N 14°06'00" E
C58	805.00	54.04	54.04	N 17°56'45" E
C59	805.00	51.56	51.57	N 21°47'30" E
C60	805.00	66.56	66.56	S 25°54'45" W
C61	805.00	66.56	66.56	S 29°46'00" W
C62	805.00	66.56	66.56	S 33°37'15" W
C63	805.00	66.56	66.56	S 37°28'30" W
C64	805.00	36.17	36.17	S 40°01'53" W
C65	50.00	41.95	40.76	N 26°28'26" E
C66	50.00	33.96	33.33	S 16°18'41" E
C67	50.00	44.98	44.98	S 06°46'42" E
C68	50.00	126.27	95.86	S 33°20'59" W
C69	50.00	6.86	6.86	N 67°37'50" W
C70	175.00	23.84	23.82	N 48°19'41" E
C71	1020.00	137.93	137.84	S 44°38'00" E
C72	985.00	50.61	50.61	S 44°38'00" E
C73	985.00	55.26	55.26	S 44°38'00" E
C74	985.00	46.75	46.75	S 44°38'00" E
C75	985.00	46.75	46.75	S 44°38'00" E
C76	985.00	46.75	46.75	S 44°38'00" E
C77	985.00	46.75	46.75	S 44°38'00" E
C78	985.00	46.75	46.75	S 44°38'00" E
C79	985.00	46.75	46.75	S 44°38'00" E
C80	985.00	46.75	46.75	S 44°38'00" E
C81	985.00	46.75	46.75	S 44°38'00" E
C82	985.00	46.75	46.75	S 44°38'00" E
C83	985.00	46.75	46.75	S 44°38'00" E
C84	985.00	46.75	46.75	S 44°38'00" E
C85	985.00	46.75	46.75	S 44°38'00" E
C86	985.00	46.75	46.75	S 44°38'00" E
C87	985.00	46.75	46.75	S 44°38'00" E
C88	985.00	44.01	44.01	S 08°16'59" E
C89	1045.00	115.53	115.53	S 44°38'00" E
C90	175.00	16.84	16.84	S 44°38'00" E
C91	1045.00	36.07	36.07	S 37°01'42" E
C92	1045.00	43.95	43.95	S 32°20'59" E
C93	1045.00	43.95	43.95	S 29°54'40" E
C94	1045.00	58.61	58.60	S 27°01'15" E
C95	1045.00	45.44	45.44	S 24°16'15" E
C96	1045.00	45.44	45.44	S 21°46'47" E
C97	1045.00	45.44	45.44	S 19°17'17" E
C98	1045.00	45.44	45.44	S 16°47'48" E
C99	1045.00	45.44	45.44	S 14°18'19" E
C100	1045.00	45.44	45.44	S 11°48'50" E
C101	1045.00	45.44	45.44	S 09°19'21" E
C102	1045.00	45.44	45.44	S 06°49'52" E
C103	1045.00	43.95	43.95	S 34°18'10" E
C104	26.00	40.18	35.99	S 67°28'13" W
C105	26.00	38.35	34.70	N 02°31'47" W
C106	26.00	36.27	35.36	S 40°07'03" W
C107	26.00	36.27	35.36	N 49°52'57" W
C108	26.00	36.27	35.36	S 40°07'03" W
C109	26.00	36.27	35.36	N 49°52'57" W
C110	26.00	36.27	35.36	S 40°07'03" W
C111	26.00	36.27	35.36	N 49°52'57" W
C112	26.00	36.27	35.36	S 40°07'03" W
C113	26.00	36.27	35.36	N 49°52'57" W
C114	26.00	36.27	35.36	S 40°07'03" W
C115	26.00	36.27	35.36	N 49°52'57" W
C116	26.00	36.27	35.36	S 40°07'03" W
C117	26.00	36.27	35.36	N 49°52'57" W
C118	26.00	36.27	35.36	S 40°07'03" W
C119	26.00	40.18	35.99	N 67°28'13" E
C120	26.00	38.35	34.70	N 02°31'47" W
C121	26.00	36.27	35.36	S 40°07'03" W
C122	26.00	36.27	35.36	N 49°52'57" W
C123	26.00	40.18	35.99	S 67°28'13" W
C124	26.00	38.35	34.70	N 02°31'47" W
C125	26.00	40.18	35.99	S 67°28'13" W
C126	26.00	38.35	34.70	N 02°31'47" W
C127	26.00	36.27	35.36	S 40°07'03" W
C128	26.00	40.18	35.97	S 67°28'10" E

LOT SIZE TABLE			
Block Number	Lot Number	Square Feet	
1	1	7317	6
1	2	5400	6
1	3	5857	6
1	4	7903	6
1	5	5946	6
1	6	5398	6
1	7	5399	6
1	8	5398	6
1	9	5772	6
1	10	8700	6
1	11	7287	6
1	12	8599	6
1	13	5400	7
1	14	8866	8
2	1	7307	8
2	2	5400	8
2	3	5437	8
2	4	6266	8
2	5	6141	8
2	6	6154	8
2	7	6027	8
2	8	5617	8
2	9	5400	8
2	10	5400	8
2	11	5400	8
2	12	7066	8
2	13	7066	8
2	14	5400	8
2	15	5400	8
2	16	5400	8
2	17	5707	8
2	18	6058	8
2	19	5933	8
2	20	5931	8
2	21	5947	8
2	22	5869	8
2	23	5852	8
2	24	5505	8
2	25	5400	8
2	26	8658	8
3	1	7830	8
3	2	5400	8
3	3	5400	8
3	4	5750	8
3	5	5760	9
3	6	5579	9
3	7	5684	9
3	8	5837	9
3	9	5606	9
3	10	5698	9
3	11	6356	9
3	12	5568	9
3	13	6140	9
3	14	5400	9
3	15	6000	9
3	16	5400	9
3	17	7066	9
3	18	6715	9
3	19	6000	9
3	20	6000	9
3	21	6000	10
3	22	6328	11
3	23	7135	11
3	24	6995	11
3	25	6983	11
3	26	7099	11
3	27	6983	11
3	28	6991	11
3	29	7124	11
3	30	7025	11
3	31	6281	11
3	32	6042	11
3	33	6000	11
3	34	6408	11
4	1	7066	11
4	2	7066	11
4	3	7066	11
6	1	7966	11
6	2	7886	11
6	3	6687	11
6	4	6812	11
6	5	7092	11
6	6	7471	11
6	7	7993	11
6	8	7579	11
		TRACT A	421038
		TRACT B	200149
		TRACT C	8100

GENERAL NOTES:

- ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "1852" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF MOVEMENT WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE
- TRACT A (9.67 ACRES) TO BE DEDICATED TO THE CITY OF BRYAN AS PARK LAND TO SATISFY THE PARK LAND DEDICATION REQUIREMENT FOR LOTS.
- TRACTS B AND C OWNERSHIP SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. OPERATION, MANAGEMENT, MAINTENANCE REPAIR AND USE OF SAID COMMON AREAS AND DETENTION POND SHALL BE THE RESPONSIBILITY OF THE EDGEWATER HOMEOWNERS ASSOCIATION. PIPING LOCATED IN THE RIGHT OF WAY OR PUBLIC DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE CITY OF BRYAN. IN ADDITION TO OWNERSHIP CONVEYANCE, TRACT B AND C SHALL BE PRIVATE DRAINAGE EASEMENTS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PROVIDED BY OTHERS.
- ARROW (———) INDICATES THAT THE STORMWATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM TO NOT OBSTRUCT THE FLOW OF STORM WATER.
- ROAD WIDTH
MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (AUTUMN LAKE)
LOCAL STREETS = 50' ROW, 27' BOC-BOC
- ZONING OF THIS PROPERTY IS A PLANNED DEVELOPMENT- HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON JUNE 25, 2013 (ORDINANCE NO. 1998). LAND USE AND PHYSICAL DEVELOPMENT SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.
- NO LOTS SHALL HAVE DRIVEWAY ACCESS TO AUTUMN LAKE DRIVE.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - 5' SIDE YARD SETBACK
 - 7.5' REAR YARD SETBACK
 - 25' FRONT YARD SETBACK
 - 15' STREET SIDE YARD SETBACK
 - 15' STREET SIDE YARD SETBACK ADJACENT TO COLLECTOR STREETS.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48041C0285E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012, PANEL AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL FLOODPLAIN ADMINISTRATOR WITH REGARDS TO ANY FLOODPLAIN RELATED QUESTIONS.
- STORM WATER DISCHARGED INTO THE DETENTION AND CHANNELS DURING THE 100 YEAR EVENT IS CONTAINED ENTIRELY WITHIN SUCH DETENTIONS AND CHANNELS.
- * INDICATES LOT MUST HAVE AN ENGINEERED FOUNDATION.
- PARK IS NOT TO BE USED FOR STORMWATER OR RETENTION PURPOSES.

FIELD NOTES

All that certain tract or parcel of land situated in and being out of the T.J. Wooten League, A-59, Brazos County, Texas, said tract being a part of that certain called 166.20 acre tract described in deed to WBW LAND INVESTMENTS, LP., recorded in Volume 10251, Page 87, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 4x4 concrete monument found in the northeast margin of Chick Lane, a 47 foot wide strip of land for road purposes described in Volume 300, Page 827, Deed Records of Brazos County, Texas, same being the easterly corner of said 166.20 acre tract, also being called the east corner of the herein described tract;

THENCE S 34°58'38" W, across Chick Lane at 47.29 feet pass a 1/2 inch iron rod found marking the most southerly corner of said 47 foot wide strip, continuing along the southeast line of said 166.20 acre tract for a total distance of 632.71 feet to a 3/8 inch iron rod found for corner of the herein described tract;

THENCE S 34°40'57" W, 66.08 feet along the southeast line of said 166.20 acre tract to a petrified wood rock found for corner of the herein described tract;

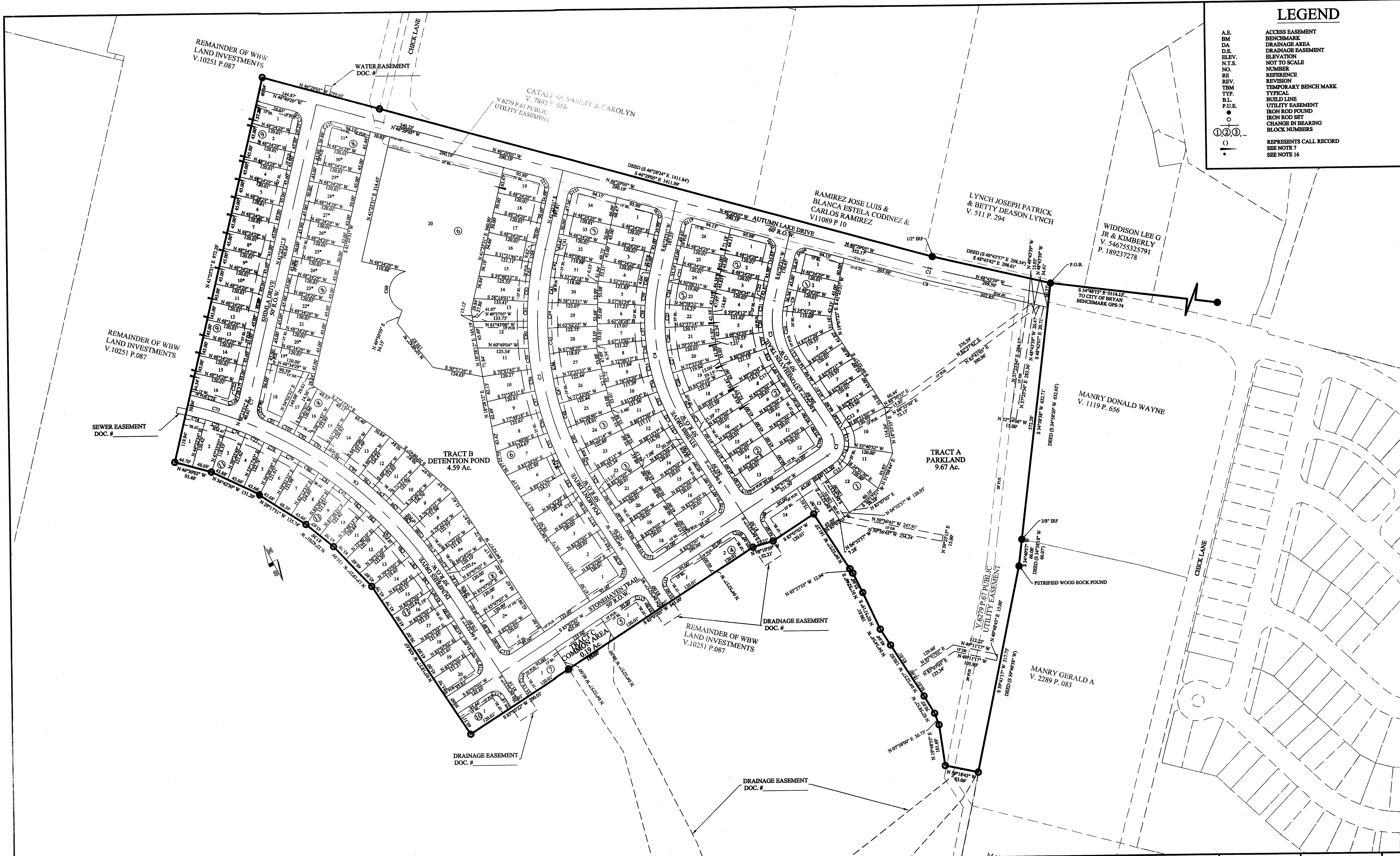
THENCE S 39°41'17" W, 517.75 feet along the southeast line of said 166.20 acre tract to an iron rod set for the southern corner of the herein described tract;

THENCE: across and upon said 166.20 acre tract in a northerly direction for the following calls:

- S 50°18'43" W,

LEGEND

- A.E. ACCESS EASEMENT
B.M. BENCHMARK
D.A. DRAINAGE AREA
D.E. DRAINAGE EASEMENT
ELEV. ELEVATION
N.T.S. NOT TO SCALE
NO. NUMBER
REF. REFERENCE
REV. REVISION
TBM. TEMPORARY BENCH MARK
TYP. TYPICAL
B.L. BUILD LINE
U.E. UTILITY EASEMENT
I.R.F. IRON ROD FOUND
I.R.S. IRON ROD SET
C.B. CHANGE IN BEARING
B.N. BLOCK NUMBERS
- REPRESENTS CALL RECORD
SEE NOTE 7
SEE NOTE 16



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	PRELIMINARY PLAN OF EDGEWATER PHASE I CITY OF BRYAN, BRAZOS COUNTY, TEXAS		VERA & ASSOCIATES, LC.	Yalgo, LLC	SHEET
				TOTAL SIZE: 50.10 ACRES TOTAL BLOCKS: 11 TOTAL LOTS: 166 TOTAL TRACTS: 3	CITY OF BRYAN GPS-74 ELE: 292.23 N:10207895.454 E:5350505.761			3707 SIERRA DR GEORGETOWN, TX 78628 PH (512) 864-9804 FX (512) 864-4650	3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-0032	2
3	ADJUSTED STREET AND LOT ALIGNMENTS	6/24/2014	BTW							OF
2	ADJUSTED STREET AND LOT ALIGNMENTS	4/23/2013	EU							6
1	ORIGINAL RELEASE	9/18/2012	EU							
PROJECT NUMBER: EW01		CLIENT NAME: W & B DEVELOPMENT								
		CLIENT LOCATION: KILLEEN, TX								
APPROVED BY: GDN										
AUTHORIZED BY: WBW										

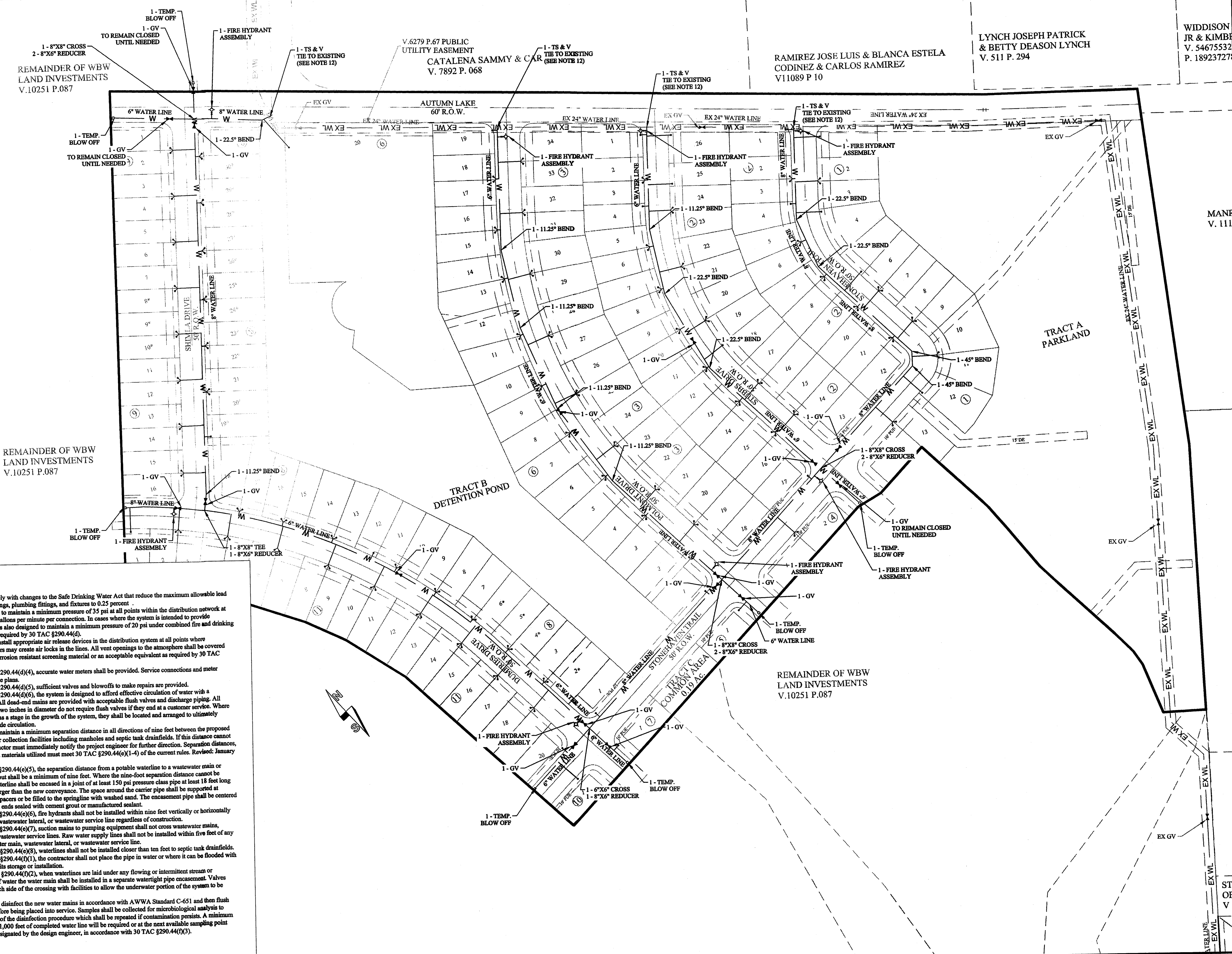
GRAPHIC SCALE

0 100' 200' 300'

0 1" 2" 3"

IN FEET

- GENERAL NOTES:
1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF BRYAN, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
 4. THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS. THE PIPE WILL BE CLASS 150 (DR-18).
 5. ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.F.W.
 6. ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE.
 7. ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
 8. CONTRACTOR SHALL INSTALL 3" PVC CASING PIPE FOR DOUBLE LONG WATER SERVICES, 2" PVC CASING PIPE FOR SINGLE LONG WATER SERVICES OR 18" SAND EMBEDMENT FOR ALL WATER SERVICES.
 9. ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
 10. ALL VALVES AT INTERSECTIONS SHALL BE SECURED TO THE TEE WITH FLG TEE AND M.I. x FLG. G.V. OR USE SWIVEL FITTINGS.
 11. ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC.)
 12. USE SMITH BLAIR 665 STAINLESS STEEL TAPPING SLEEVE WITH MJ VALVE.



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems."
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.390(d)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-C) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use:

$$Q = (LD^3/P)148,000$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

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The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use:

$$Q = (SD^3/P)148,000$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

8. This project must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent.
9. The system is designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. In cases where the system is intended to provide firefighting capability, it is also designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs are provided.
13. Pursuant to 30 TAC §290.44(d)(6), the system is designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains are provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter do not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1)-(4) of the current rules. Revised: January 10, 2014 3
15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
17. Pursuant to 30 TAC §290.44(e)(7), section mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

REV.	DESCRIPTION	DATE	BY
4	ADDED WATER SERVICE TO LOT #20 BLOCK #6	7/8/2014	EU
3	REVISED WATER LAYOUT	6/24/2014	EU
2	ADJUSTED STREET AND LOT ALIGNMENTS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: BW01

CLIENT NAME: W & B DEVELOPMENT

CLIENT LOCATION: KILLEEN, TX

APPROVED BY: GDN

AUTHORIZED BY: WBW

PROJECT INFORMATION	
TOTAL SIZE:	50.10 ACRES
TOTAL BLOCKS:	11
TOTAL LOTS:	166
TOTAL TRACTS:	3

BENCHMARK

CITY OF BRYAN GPS-74

ELE: 292.23

N: 10207895.454

E: 3530505.761

GRAPHIC SCALE

0 100' 200' 300'

0 1" 2" 3"

IN FEET

WATER LAYOUT EDGEWATER PHASE I BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

STATE OF TEXAS

100345

PROFESSIONAL ENGINEER

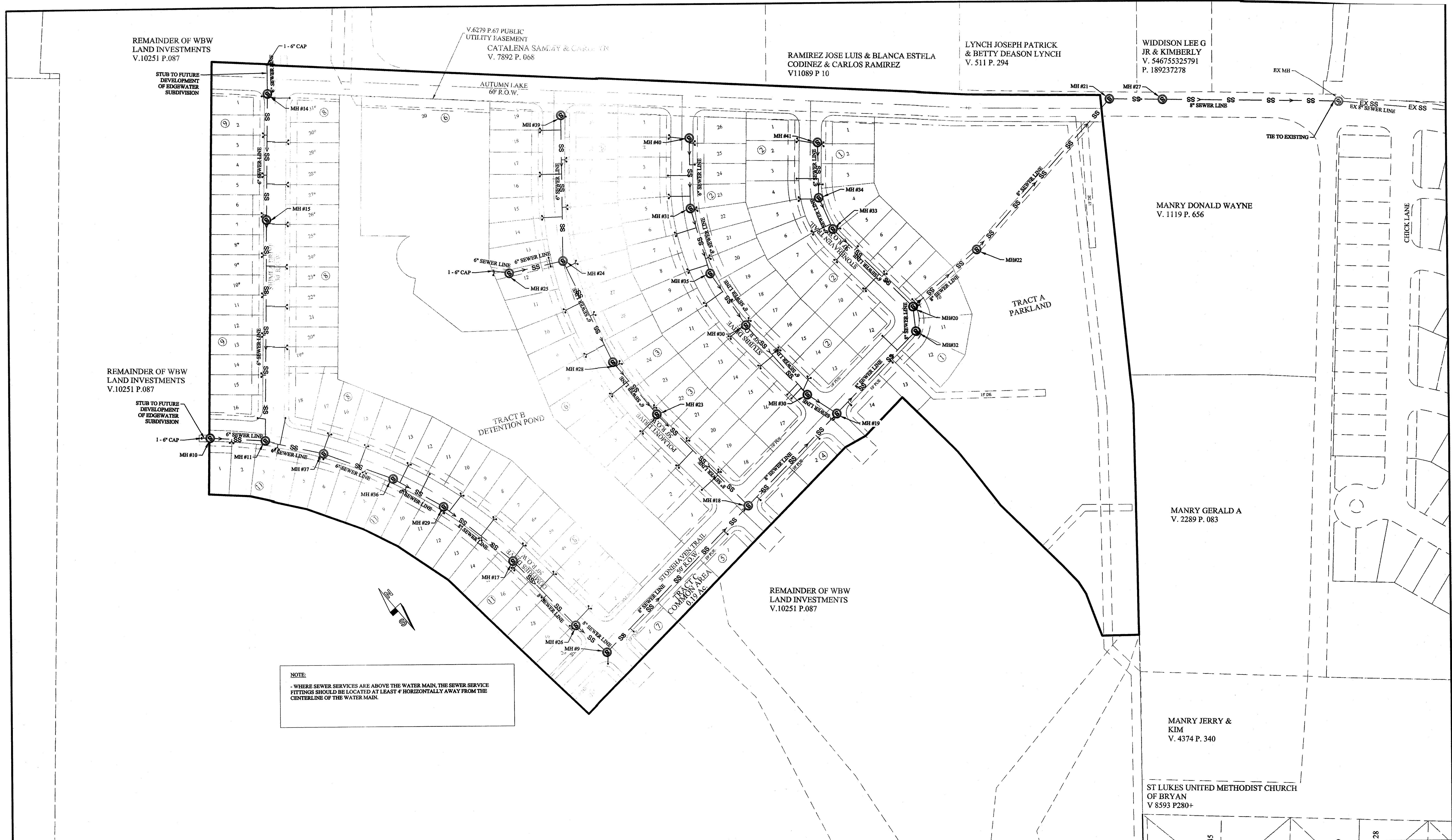
Yalgo, LLC

3000 Illinois Ave., Suite 100
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Texas Registered
Engineering Firm F-10264

SHEET
3
OF
6

PRINTED ON July 15, 2014



PRINTED ON Feb 16, 2014

REV.	DESCRIPTION	DATE	BY
4	ADDED SEWER SERVICE TO LOT #20 BLOCK #6	7/8/2014	EU
3	UPDATED SEWER LAYOUT	6/24/2014	EU
2	ADJUSTED SEWER LAYOUT ALIGNMENTS MANHOLE LOCATIONS	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: EW01	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN	
AUTHORIZED BY: WBW	

TOTAL SIZE: 50.10 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 166
TOTAL TRACTS: 3

GRAPHIC SCALE

0100'200'300'

01"2"3"

IN FEET

BENCHMARK

CITY OF BRYAN GPS-74
ELE: 292.23
N:10207895.454
E:3330505.761

SEWER LAYOUT
EDGEWATER PHASE I
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

STATE OF TEXAS

GARRETT D. NORDYKE

10034

LICENSED PROFESSIONAL ENGINEER

-NOT FOR CONSTRUCTION-
-FOR REVIEW ONLY-

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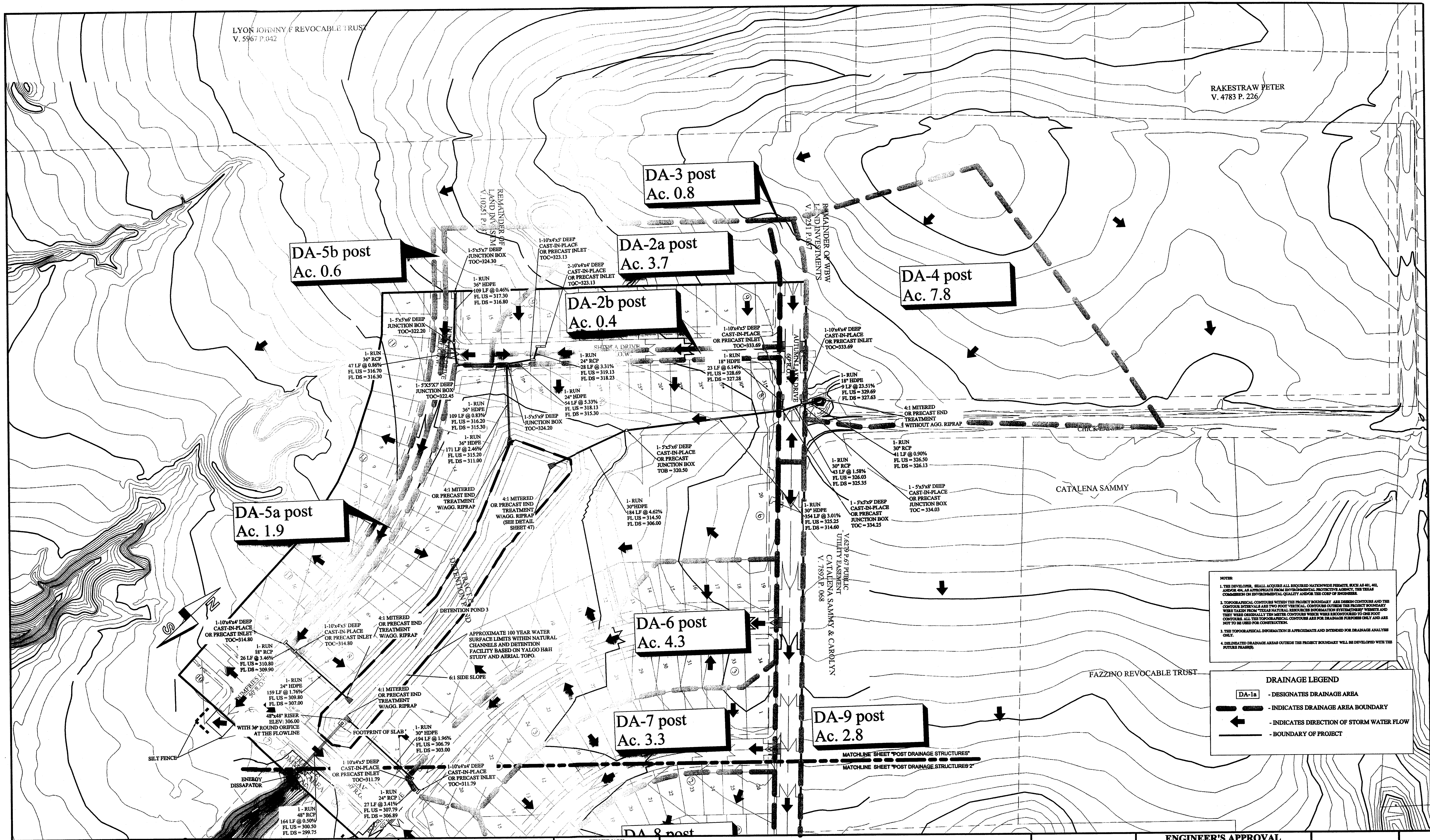
Texas Registered
Engineering Firm F-10264

SHEET

4

OF

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NOTES:
1. THE DEVELOPER SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.
2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE TWO FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM "TEXAS NATURAL RESOURCES INFORMATION SYSTEMS" (TNIS) DATA AND THEY WERE ORIGINALLY THE WATER CONTOURS WHICH WERE RECONSTRUCTED TO ONE FOOT CONTOURS. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.
4. DISPERSED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASES.

DRAINAGE LEGEND

- DA-1a - DESIGNATES DRAINAGE AREA
- - INDICATES DRAINAGE AREA BOUNDARY
- > - INDICATES DIRECTION OF STORM WATER FLOW
- - BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
4	UPDATED STORM STRUCTURES	7/16/2014	EU
3	UPDATED STORM STRUCTURES AND DRAINAGE EASEMENTS	6/24/2014	EU
2	ADJUSTED STORM STRUCTURES AND ADDED DRAINAGE BASEMENT	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: EW01

CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 50.10 ACRES
TOTAL BLOCKS: 11
TOTAL LOTS: 166
TOTAL TRACTS: 3

GRAPHIC SCALE

0 100' 200' 300'

IN FEET

BENCHMARK
CITY OF BRYAN GPS-74 ELEV: 292.23 N:10207895.454 E:3530505.761

POST-DRAINAGE STRUCTURES EDGEWATER PHASE I BRYAN, BRAZOS COUNTY, TEXAS

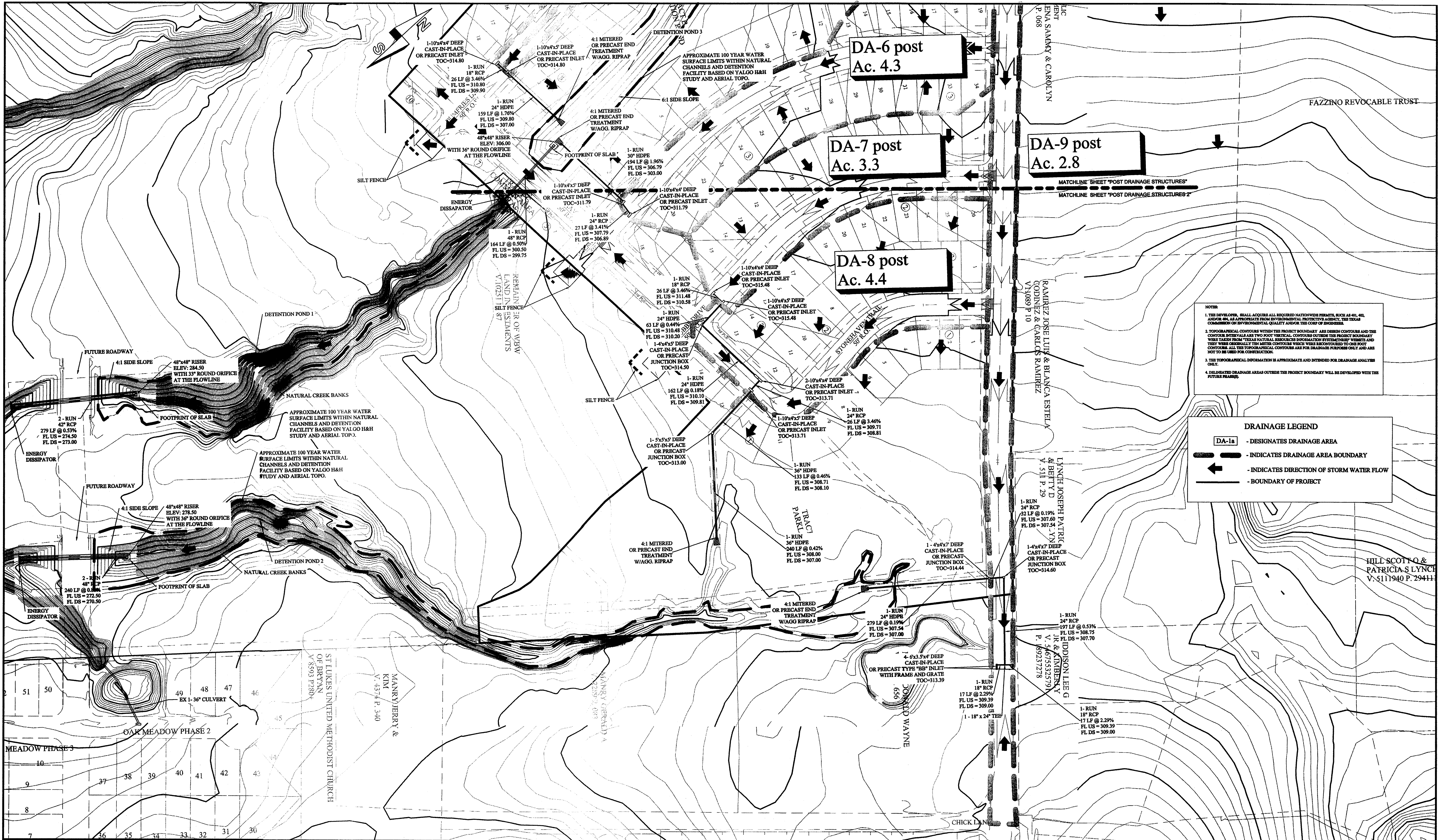
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ENGINEER'S APPROVAL

NOT FOR CONSTRUCTION.
FOR REVIEW ONLY.

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NOTES:
1. THE DEVELOPER SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.
2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT BOUNDARY ARE SHOWN CONTOURS AND THIS CONTOUR INTERVALS ARE TWO FOOT VERTICAL CONTOURS OUTSIDE THE PROJECT BOUNDARY. WHEN TAKEN FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) WEBSITE AND THEY WERE ORIGINALLY TWO FOOT CONTOURS WHICH WERE RECONTOURED TO ONE FOOT CONTOURS. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.
4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PLANNING.

DRAINAGE LEGEND

DA-1a - DESIGNATES DRAINAGE AREA

— INDICATES DRAINAGE AREA BOUNDARY

— INDICATES DIRECTION OF STORM WATER FLOW

— BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
4	UPDATED WATER SURFACE LIMITS DELINEATION	7/8/2014	EU
3	UPDATED STORM STRUCTURES AND DRAINAGE EASEMENTS	6/24/2014	EU
2	ADJUSTED STORM STRUCTURES AND ADDED DRAINAGE EASEMENT	4/23/2013	EU
1	ORIGINAL RELEASE	9/18/2012	EU

PROJECT NUMBER: EW01

CLIENT NAME: W & B DEVELOPMENT

CLIENT LOCATION: KILLEEN, TX

APPROVED BY: GDN

AUTHORIZED BY: WBW

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 50.10 ACRES	CITY OF BRYAN GPS-74
TOTAL BLOCKS: 11	ELE: 292.23
TOTAL LOTS: 166	N:10207895.454
TOTAL TRACTS: 3	E:3530505.761

GRAPHIC SCALE

0 100' 200' 300'

IN FEET

POST-DRAINAGE STRUCTURES 2

EDGEWATER PHASE I

BRYAN, BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

-NOT FOR CONSTRUCTION-

-FOR REVIEW ONLY-

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6

OF

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PRINTED ON JULY 16, 2014